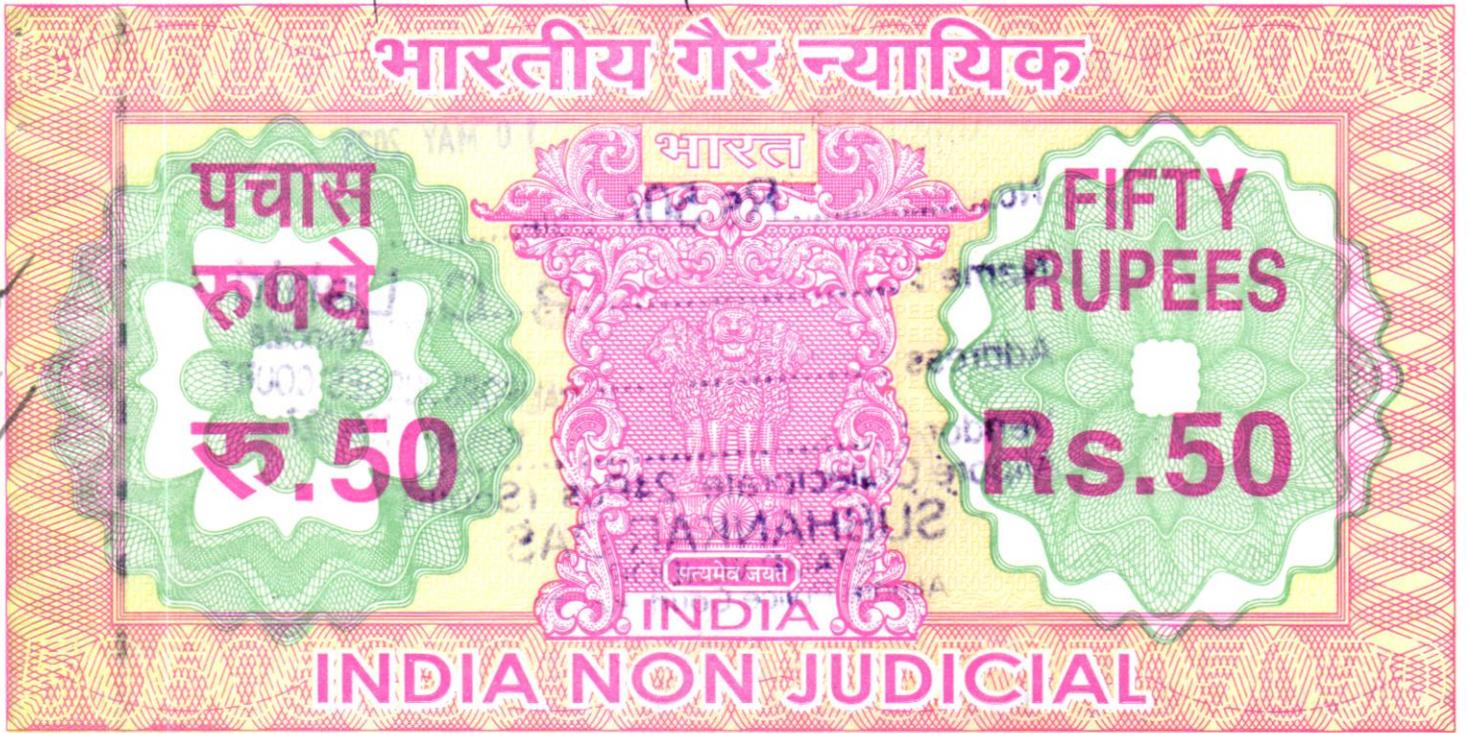


11/6/23 VC-2478/23

F-1142/23

RS

Radhika  
Copy



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 732405

certified that the document is admitted registration. The signature sheets and the endroement sheets attached with the document are the part of this document

District Sub-Register-I'  
Alipore, South 24-pargan

26-07-23

2017/23  
4.10

G-21680653

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is granted at Kolkata on this 25<sup>th</sup> day of JULY 2023:

BY

MACFARLANE & CO. LIMITED (CIN: L5190WB1919PLC003356) (PAN AABCM9446L) , a company incorporated in accordance with the provisions of the Companies Act 1913 as extended by the Companies Act 2013 having its registered office situated at 9/1, R N Mukherjee Road, Police Station – Hare Street, Post office R n Mukherjee Road, Kolkata – 700 001 and represented by its Director MR. GHANSHYAM DAS RATHI (PAN ADBPR1417J) (AADHAR No. 2678 1782 9903) son of Late Brij Ratan Rathi, residing at 26, P.K. Tagore Street, Post office Beadon Street, Police Station – Jorabagan, Kolkata – 700 006 in pursuance of a resolution of the Board of Directors dated 12/10/2020 hereinafter referred to as "APPOINTER" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) of the **ONE PART**.

MACFARLANE & CO. LIMITED  
Registered Office  
9/1, R N Mukherjee Road,  
Kolkata - 700 001  
West Bengal, India

009787

10 MAY 2023

No..... Rs.50/- Date.....

Name : ..... **B. C. Lahiri**

Advocate

Address : ..... **ALIPORE JUDGES' COURT**

Kolkata - 700 027

Vendor : .....  
Alipore Collectorate 24Pgs (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court Kol/27

*Radhe Shyam Panchain*

 9410

PS Group Realty Pvt. Ltd.

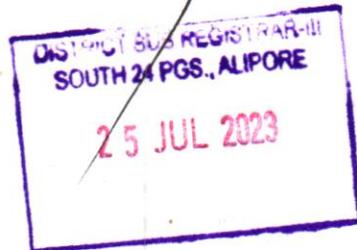
*Radhe Shyam Panchain*  
Director / Authorised Signatory



 9413

For Macfarlane & Company Ltd.

*Shambhyan Das Rathi*  
Director



 9414

**JAYANTA PANDIT**  
Sealdah Court Complex (7th Floor)  
1, Bellaghata Road, Kol-14  
Law Clerk  
EC No - EC - 031288/1220/022951

## IN FAVOUR OF

**PS GROUP REALTY PRIVATE LIMITED** (CIN:U65922WB1988PTC044915) (PAN : -AABCP5390E) a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at 1002 EM Bypass, P.S. Pragati Maidan, P.O.- Dhapa, Kolkata – 700105 \_ represented by its Authorised signatory **MR. Radhe Shyam Pancharia [INCOME TAX PAN AEQPP5365K] [Aadhar No. 6761 0059 7035] [ Mobile No. 98362 99925], son of Sri Bhanwar Lal Pancharia ,** working for gain at 1002, E M Bypass, Police Station : Pragati Maidan, Post Office : Dhapa, Kolkata – 700 105 , hereinafter referred to as the **"ATTORNEY"** (which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successor and/or successors in office and/or interest) of the **OTHER PART.**

## WHEREAS

- A. The Appointer is the Lessee and is seized and possessed of ALL THAT the divided and demarcated piece and parcel of land containing an area of 3 Bighas, 13 Cottahs, 9 chittacks and 11 sq.ft be the same a little more or less together with the structures standing thereon situate lying at and being Municipal Premises No. 18, Radhanath Chowdhury Road, Kolkata – 700 015(hereinafter referred to as the **"Said Property"**) which is more fully described in **Schedule 1** herein. The Appointer had acquired the lease hold interest of the said property vide Indenture of lease dated 2/01/2013 ("**lease**") executed by Pillabai Saphui and Mirabhai Naskar therein jointly referred to as the Lessors in favour of the Appointer herein, therein referred to as the Lessee and registered at the office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, CD Volume No. 1 , Pages 589 to 618 Being No. 00028 for the year 2013
- B. The Appointer entered into a registered Development Agreement dated 15<sup>th</sup> day of July 2022 and registered at the office of District Sub-Registrar-III, South 24 parganas, West Bengal in Book No - I, Volume No. 1603-2022 , Pages - 418284 to 418338 Being No. 160311143 for the year 2022 ("**Development Agreement**") with the Attorney therein referred to as the Developer whereby the Appointer has appointed the Attorney to develop the said Property by developing and constructing residential buildings and other constructed spaces to be constructed in phases by the Attorney on the said Property ("**Project**") for the consideration and or the terms and conditions as provided in the Development Agreement.
- C. The Development Agreement inter alia provides that the Appointers shall exclusively and irrevocably grant permit constitute and appoint the Attorney herein as its constituted Attorney to enable the Attorney to carry on development and construction of the self-contained units including flats, apartments for residential purposes together with proposed shops and other spaces to be enjoyed for commercial purposes including car parking spaces in the Project to be constructed/developed by the Attorney ("**Units**") and to enter into agreements for assignment / lease and/or other documents including deed of assignment or lease/sublease with prospective buyers or otherwise deal with the Units as well as the undivided proportionate interest in any part of the said Property appertaining to



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPURE  
25 JUL 2023

the Units and also to receive consideration moneys and further to execute receipts and/or all documents in connection therewith.

- D. In pursuance of the said Development Agreement, the Appointer, have put the Attorney into the possession of the said Property to commence construction and complete the development of Project on the said Property.
- E. The Appointer now desires to appoint the Attorney as its constituted Attorney.
- F. The words used in capital letter but not defined herein but defined in the Development Agreement shall have their meanings respectively ascribed to them in the Development Agreement.

**NOW THEREFORE KNOW YE ALL AND THESE PRESENTS WITNESSETH** that the Appointer doth hereby nominate, constitute, appoint and empower **PS GROUP REALTY PRIVATE LIMITED** (CIN:U65922WB1988PTC044915) (PAN : -AABCP5390E) a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at 1002 EM Bypass, P.S. Pragati Maidan, P.O.- Dhapa, Kolkata – 700105 \_ represented by its authorised signatory **MR. Radhe Shyam Pancharia [INCOME TAX PAN AEQPP5365K] [Aadhar No. 6761 0059 7035] [ Mobile No. 98362 99925], son of Sri Bhanwar Lal Pancharia** , working for gain at 1002, E M Bypass, Police Station : Pragati Maidan, Post Office : Dhapa, Kolkata – 700 105 ("**ATTORNEY**") as its lawful Attorney, with the power and authority to do all or any of the following acts, things, deeds, and matters, as may be necessary in respect of the said Property for construction, development and completion of the Project in order to achieve the purpose and objectives of the said Development Agreement including but not restricted to the following, that is to say:

1. to receive possession as licensee of the said property from the Appointer and to hold, manage and maintain such possession in accordance with the terms and conditions contained in the Development Agreement till the completion of the Project and the transfer of the Units together with the proportionate, undivided and impartible interest in the said Property as envisaged in the Development Agreement;
2. to demolish the existing structures, if any, on the said property;
3. to enter into, hold and defend possession of the Said property and every part thereof and also to manage, maintain and administer the Said property and all buildings and constructions to be constructed thereon and every part thereof, affix board, put the barbed wire fencing or construct a compound wall on the Said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done;
4. to warn off and prohibit any trespassers on the Said property or any parts thereof and to take appropriate steps, whether by legal action or otherwise;
5. to make and prepare and/or cause to be made and prepared all such layout, subdivision, building plans, specifications and designs, as may be necessary, required and advisable at the discretion of the Attorney for the purpose of constructing the buildings on the Said property and to get sanction for the same from the authorities



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concerned and to engage the services of any architect, engineer, consultant, or any person as may be necessary or advisable at the discretion of the Attorney and to pay necessary fees and charges required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the municipality and/or other authorities concerned;

6. to apply for and obtain all such approvals, consents, permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the applicable laws relating to the works envisaged herein including any modification, additions, alterations, variations, changes etc of the sanctioned plan, commencement and completion of construction of the building(s) on the Said property;
7. to apply and obtain in the name of the Appointer of the developer all permissions, approval, registration and consents as may be required from time to time under applicable laws including (Real Estate Regulation & Development Act, 2016) which is effective in West Bengal for the construction and development of the Project and for that purpose sign and execute all forms, letters, deeds and documents as may be prescribed under law or otherwise and to represent the Appointor before all departments and authorities concerned for the purpose of receiving and obtaining all such approvals, permissions, consents and registration
8. to apply for and obtain electricity, gas, water, sewerage, drainage, telephone, or other connections of any other utility at or upon the proposed Project and/or the Units and/or Said property and/or to make alterations therein and for that purpose to sign execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney;
9. to pay all rents, rates, taxes, charges, expenses and other outgoings, whatsoever payable in terms of the Development Agreement in the names and on behalf of Appointer for and on account of the Said property or any part thereof and/or development thereof and similarly to receive all incomings receivable for and on account of the Said property or any part thereof;
10. to insure the Said property and/or the proposed Project and Units to be constructed thereon against damages, fire, tempest, riots, civil commotions, floods, earthquake or otherwise and to lodge claims and also receive all insurance claims and moneys and for that purpose to pay the premium and do all acts and things as the Attorney may deem fit and proper;
11. to commence, prosecute, enforce, defend, answer, and oppose all actions and other legal proceedings and demands, existing or otherwise, touching any of the matters concerning the Said property or any part thereof and/or development thereof and/or construction of Project thereat including relating to acquisition and/or requisition and/or attachment in respect of the Said property or any part thereof and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any court civil or criminal or revenue;
12. to sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, memorandum of appeal or any other document or paper



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in any proceedings concerning the Said property or in any way connected with the development thereof;

13. to deposit and withdraw fees, documents and moneys in and from any courts and/or any other person or authority and give valid receipts and discharges thereof;
14. for all or any of the purpose hereinbefore stated to appear and represent the Appointer before all authorities having jurisdiction and to sign execute and submit all papers and documents concerning the Said property and/or structures, units and buildings to be developed on the Said property;
15. to appoint any project consultant, project manager, architects, engineers, contractors, sub-contractors and/or any other suitable professionals from time to time, as the Attorney may deem fit and proper, for construction, completion of the Project, units and buildings to be developed on the Said property;
16. to commence, carry out and complete and/or cause to be commenced and completed, construction work on the Said property in accordance with the sanctioned plans and approved specifications and so far as any construction work is concerned, to see that all applicable rules and regulations are strictly observed;
17. to market the Project and for that purpose appoint marketing agents, brokers, and any other person and to advertise in the newspapers or such other media as the Attorney may deem fit and to enter into agreements for assignment or lease/sublease of such Units together with the proportionate, undivided and impartible interest in the Said property with the prospective transferees at and for such price or consideration and upon such terms and conditions as the Attorney shall deem fit and proper in accordance with the Development Agreement and for the same also to enter into for themselves and for and on behalf of the Appointer the agreements for transfer/assign/lease of the Units together with the proportionate, undivided and impartible interest in the said Property and to do all such necessary acts and things as may be necessary or proper in that behalf;
18. to launch the Project and make booking, take advances and, or, make transfer of all the Unit(s) together with the proportionate, undivided and impartible interest in the Said property and to exercise full, exclusive right and authority for marketing, leasing, licensing or transfer in respect of the Unit(s) together with the proportionate, undivided and impartible interest in the Said property of the Project to be developed on the Said property by way of assignment, transfer, lease, license or any other manner of transfer or creation of third-party rights therein, and enter into agreements with such Intending Transferees, and on such marketing, transferring, leasing, licensing or assignment or transfer, to receive Transfer Proceeds as per the terms of the Development Agreement and give receipts and hand over ownership, possession, use or occupation of the Units together with the proportionate, undivided and impartible interest in the land on the Said property;
19. to transfer the said Property and/or the common areas and/or any part or portion to the Association or any other person as per the Real Estate Regulation & Development Act, 2016 and/or the rules framed thereunder.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
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20. to make applications to the government or semi-government authorities for registration of the Project or for Grants, Subsidies, Quotas, Permits, sanction of cement and steel and/or such other building materials as may be required and for that purpose to execute necessary petitions, applications and writings including undertakings and bonds and to furnish necessary deposits for the same;
21. to cause the survey as also measurement of the Said property by the local Said property Revenue staff members or other Central or State Government Agencies and/or departments and further to cause erection and/or affixation and/or installation of pillars as also fencing all around the Said property at such costs and such terms and in such manner as the Attorney shall think proper;
22. to present for registration with the registering authority the transfer deeds and other document or documents for transfer of the Unit(s) together with the proportionate, undivided and impartible interest in the said Property and other spaces and/or the said Property, in terms of the provisions herein and/or in the Development Agreement and to admit the execution thereof and to complete the registration procedure before the registering authority;
23. to sign, execute, enter into, modify, cancel, alter, draw, approve, agreements for transfer and to admit execution thereof and get such documents duly registered and all papers, documents, contracts, agreements, declarations, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be so done for and in connection with the development and transfer of the Said property or any part thereof and to receive premium/considerations, rents, service charges, taxes and other amounts therefore and grant valid receipts and discharges for the same;
24. to empower on behalf of and in the names of the Appointer and to represent its interest before the concerned officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whatsoever;
25. to apply for refund of deposits made or to be made with the concerned Authorities and receive such refunds;
26. to nominate, appoint, engage and authorize solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors and other professional agents and to sign and give warrants or Vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remunerations including special fees and charges;
27. in connection with or relating to the Said property to take action under intimation to the Appointer against any person or tenants, occupiers, etc. if any, in any court and to represent the Appointer in any Court of Law and to sign applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on behalf of the Appointer from time to time as may be found necessary, proper and/or enter into any agreement relating to development of the said Property or to refer the same to arbitration or otherwise to deal with the same as effectively to all intents



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
25 JUL 2023

and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorizations on behalf of the Appointer;

28. to appear before Notary Publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates, sanctioning authorities and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein;
29. to raise necessary finance as and how the Attorney may deem fit and to create mortgage (including by deposit of original title deeds of the said Property or otherwise) or charge or encumbrances over the Units together with the proportionate, undivided and impartible interest in the said Property and the said Property for the purposes of obtaining lending/financing/guarantees for development and construction of the Project or for any payment of license fees/charges or any other statutory or government levies for development/construction on the Said property or for any customer financing for the Intending Transferees of the Unit(s) together with the proportionate, undivided and impartible interest in the said Property in the Project or for anything pertaining to development/construction of the Project and sign execute all documents deeds papers as may be required for that purpose from time to time for its own behalf and for and on behalf of the Appointer, provided however that the Attorney shall repay such liabilities at the earliest opportunity and shall at all times keep the Appointer saved and harmless against any claim, loss or damages that the Appointer may have to face in relation to or arising out of such mortgage;
30. to grant "No Objection Certificate" to the Intending Transferees for the purpose of obtaining loan, from the institutions and/or banks and/or any other authorities, for the purpose of acquiring Units in the Project and the proportionate interests in the Said property and creating mortgage of their respective Units together with the proportionate, undivided and impartible interest in the said Property;
31. to give undertakings, assurances and indemnities, as may be required for the purposes aforesaid;
32. to appear and represent the Appointer before all authorities, make commitments and give undertakings as may be required for all or any of the purposes herein contained;
33. to execute, sign, seal and deliver in the name and on behalf of the Appointer all documents, deeds, instructions, agreements, contracts, acknowledgements including charges, mortgages and security documents on the said Property in respect thereof as fully and effectually to all intents and purposes as the Appointers could have done;
34. To delegate, substitute, appoint, authorise any other directors, officers of Attorney and/or of its Group Concerns or such other persons as may be authorised by the Attorney from time to time in this regard and to remove such authorized persons or delegates or substitutes and to appoint any other or others as may be duly appointed under the authority given herein.

**AND GENERALLY** to do all other acts, deeds, matters and things concerning and in respect of



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
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development of the said Property and/or construction of Project thereat to be carried out by the Attorney on the said Property and to fully effectuate the Development Agreement, provided that nothing contained herein shall authorize the Attorney to act in contravention of the provisions of the Development Agreement and/or allow the Attorney to exceed the authority granted under the Development Agreement.

**AND** this general power of attorney shall be governed by the laws of India.

**AND, APPOINTER HEREBY AGREES AND UNDERTAKES TO ALLOW, RATIFY AND CONFIRM** all and whatever acts, deeds, things which the Attorney shall lawfully do or cause to be done on and in respect of the said Property and/or development of the Project and/or construction of Units thereat as aforesaid by virtue of these presents.

**APPOINTER FURTHER DECLARES** that on appointment of the Attorney by this presents, Appointer shall have no authority and / or power to exercise any of the powers vested in the said Attorney by these presents in respect of the said Property, without the written approval of the Attorney.

**SCHEDULE 1**  
**(said Property)**

ALL THAT the divided and demarcated piece and parcel of land containing an area of 3 Bighas, 13 cottahs 9 chittacks and 11 sq.ft be the same a little more or less together with the structures standing thereon situate lying at and being Municipal Premises No. 18, Radhanath Chowdhury Road, Kolkata – 700 015, Police Station Entally within ward No. 56 of the Kolkata Municipal Corporation, under Sub-Registration office Sealdah, in the District of South 24 Parganas duly butted and bounded as follows -

On the North	:	By Bibi Bagan Lane
On the South	:	By Private passage
On the East	:	By Municipal Premises No. 17 Radhanath Chowdhury Road
On the West	:	By Radhanath Chowdhury Road

**SCHEDULE 2 REFERRED TO ABOVE**  
**PLAN ON WHICH THE SAID PROPERTY IS DEMARCATED**

Separate sheet annexed at the end of this Agreement.

**IN WITNESS WHEREOF**, APPOINTER have caused their common seals to be affixed hereto on the 25<sup>th</sup> day of JULY 2023 .



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
25 JUL 2023

SIGNED SEALED AND DELIVERED by APPOINTER, acting through their duly authorized Director at Kolkata in the presence of:

For Macfarlane & Company Ltd.

*Shourbhyan Das Rathi*  
Director

1, *JP*  
**JAYANTA PANDIT**  
Sealdah Court Complex (7th Floor)  
1, Beliaghata Road, Kol-14  
Law Clerks  
EC No - EC - 031288/1220/022951

2. *A. Naskar*  
**AJIT NASKAR**  
1002, EM By Pass  
Kolkata-700105

ACCEPTED AND CONFIRMED by the ATTORNEY

*JP*  
**JAYANTA PANDIT**  
Sealdah Court Complex (7th Floor)  
1, Beliaghata Road, Kol-14  
Law Clerks  
EC No - EC - 031288/1220/022951

PS Group Realty Pvt. Ltd.

*Radhe Shyam Panchari*  
Director/Authorised Signatory

*A. Naskar*  
**AJIT NASKAR**  
1002, EM By Pass  
Kolkata-700105

Drafted by me:

*p.d.*  
**BAPI DAS (Advocate)**  
Alipur Police Court  
Kol-27  
WB-613/2001



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
25 JUL 2023

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name..... RADHE SHYAM PANCHARIA

Signature..... Radhe Shyam Pancharia

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name..... MR. GHANSHYAM DAS RATHI

Signature..... Ghanshyam Das Rathi

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name..... JAYANTA PANDIT

Signature..... Jayanta Pandit



District Sub-Registrar  
SOUTH 24 PGS., ALIPORE  
25 JUL 2023

## Major Information of the Deed

Deed No :	I-1603-11142/2023	Date of Registration	26/07/2023
Query No / Year	1603-2001680657/2023	Office where deed is registered	
Query Date	30/06/2023 4:53:43 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAJU GURIA Village - Naul,Thana : Shyampur, District : Howrah, WEST BENGAL, PIN - 711312, Mobile No. : 7047365708, Status :Solicitor firm		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
	Rs. 28,51,23,842/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Entaly, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Radhanath Chowdhury Road, Road Zone : (R. N. Chowdhury -- Rest Portion) , , Premises No: 18, , Ward No: 056 Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Bigha 13 Katha 9 Chatak 11 Sq Ft		27,43,82,567/-	Property is on Road
<b>Grand Total :</b>				<b>121.4033Dec</b>	<b>0 /-</b>	<b>2743,82,567 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	34939 Sq Ft.	0/-	1,07,41,275/-	Structure Type: Structure
Gr. Floor, Area of floor : 3229 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 31710 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>34939 sq ft</b>	<b>0 /-</b>	<b>107,41,275 /-</b>	

**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MACFARLANE &amp; CO LTD</b> 9/1, R.N. Mukherjee Road,, City:- , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PS GROUP REALTY PRIVATE LIMITED</b> 1002, E.m. Bypass,, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr GHANSHYAM DAS RATHI</b> Son of Late Brij Ratan Rathi 26, R.N. Tagore Street,, City:- , P.O:- Beadon Street, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADxxxxxx7J, Aadhaar No: 26xxxxxxxx9903 Status : Representative, Representative of : MACFARLANE & CO LTD (as Director)
2	<b>Mr RADHESHYAM PANCHARIA (Presentant )</b> Son of Mr Bhanwarlal Pancharia 1002, E.M. Bypass,, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: aexxxxxx5k, Aadhaar No: 67xxxxxxxx7035 Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED (as Authorised Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr JAYANTA PANDIT</b> Son of Mr Gourhari Pandit Chowhati, Netaki Block, City:- , P.O:- Chowhati, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149			
Identifier Of Mr GHANSHYAM DAS RATHI, Mr RADHESHYAM PANCHARIA			

Endorsement For Deed Number : I - 160311142 / 2023

On 25-07-2023

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:10 hrs on 25-07-2023, at the Private residence by Mr RADHESHYAM PANCHARIA ..

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 25-07-2023 by Mr GHANSHYAM DAS RATHI, Director, MACFARLANE & CO LTD, 9/1, R.N. Mukherjee Road,, City:- , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr JAYANTA PANDIT, , , Son of Mr Gourhari Pandit, Chowhati, Netaki Block, P.O: Chowhati, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-07-2023 by Mr RADHESHYAM PANCHARIA, Authorised Signatory, PS GROUP REALTY PRIVATE LIMITED (Private Limited Company), 1002, E.m. Bypass,, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24 -Parganas, West Bengal, India, PIN:- 700105

Indetified by Mr JAYANTA PANDIT, , , Son of Mr Gourhari Pandit, Chowhati, Netaki Block, P.O: Chowhati, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Law Clerk



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 26-07-2023

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (d) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9787, Amount: Rs.50.00/-, Date of Purchase: 10/07/2023, Vendor name: Subhankar Das



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 306648 to 306662  
being No 160311142 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.07.27 17:21:28 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/27 05:21:28 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)